

City of Zion Planning and Zoning Commission

Juanita Winfrey, Chairperson

Jim Bowman

Howard Burkemper

Ernest Isley

Bruce Quinn

Mamie McNutt

Gabe Garriga

Meeting Minutes

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION

Tuesday, May 27, 2014, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairperson Winfrey called the meeting to order at 7:00pm

- **Attendance**

Present: Howard Burkemper; Ernest Isley, Bruce Quinn; Juanita Winfrey

Absent: Jim Bowman (E); Gabe Garriga; Mamie McNutt

Staff: Richard Ianson, Director of Building & Zoning; David Knabel, Director of Accounts & Finance; Paula Randall, City Attorney

- **Approval of Agenda**

It was motioned by Mr. Isley and seconded by Mr. Burkemper to approve the agenda with the following changes:

- Under Public Hearings, Docket 14-Z-6, changing Section 102-92 to Section 102-92(d)

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

- **Approval of the meeting minutes from May 1, 2014**

It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the meeting minutes as presented.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

II. Public Hearings; Swearing in.

At this time, Chairperson Winfrey swore in all audience members who would be speaking towards any of the dockets.

1. Docket 14-Z-6

Petitioner: City of Zion

Request: Seeking a Text Amendment to Section 102-92(d) of the Municipal Code to allow Medical Cannabis Cultivation Centers, east of Deborah only with the issuance of a Special Use Permit.

Mr. Burkemper asked about a prior text amendment for this use that was approved. Director Ianson stated that a federal law passed that mandates municipalities to provide zoning for cultivation center and/or dispensaries in Illinois. The current buffer regulations prohibit a cultivation center from locating in Trumpet Park. A parcel has been identified that meets the buffer requirements according to the federal regulations.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the text amendment.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

2. Docket 14-Z-7

Petitioner: Flat Rock Holdings, LLC

Request: Seeking a Special Use Permit to operate a medical cannabis cultivation center at 2809 Damascus.

Director Knabel provided handouts to all Planning Commission members. He stated that the petitioner is requesting approval to locate their cultivation center at 2809 Damascus, the current home of BC Automotive. There is an additional two acres adjacent to the subject site that BC Automotive has agreed to relocate to. He stated that the Army Corps of Engineers have found no issues with the site.

Director Knabel stated that this would be an enclosed medical cannabis cultivation center that would not serve as a dispensary and would be closed to the public. The facility would be licensed and regulated by the State of Illinois in accordance with strict guidelines governing the Compassionate Use of Medical Cannabis Pilot Program Act. The Act enables patients diagnosed with a specific terminal illness or debilitating medical conditions defined by the law to obtain medically grown cannabis if authorized by their physician such as cancer, multiple sclerosis, Parkinson's disease, muscular dystrophy, lupus, HIV/Aids and most recently added, epilepsy.

Director Knabel stated that Flat Rock's security plans were shared with the City of Zion's Police Commissioner and Police Chief to address any concerns that the city had.

Director Knabel pointed out the economic and municipal benefits of this project, which includes:

- Creating 28 to 34 new jobs, giving preference to local residents and veterans;
- Three (3) percent gross sales annually to the city for use of improving public infrastructure, repaying outstanding bonds or jump starting new capital projects;
- Estimated \$200,000 in real estate taxes;
- Establishing a community foundation to distribute annual non-profit grants of up to \$300,000 annual for community projects.

Mr. Burkemper asked if there were any concerns that the city had that would be seen as a negative to the project. Director Knabel stated that the licensing and regulations has addressed most of the concerns.

Mr. Isley asked how long will this facility take to be up and running. Director Knabel stated that the cultivation center has to begin producing within 180 days after the license is awarded. The lease agreement, which was approved by Council on May 20, 2014, is contingent upon the license being awarded to Flat Rock Holdings by the State.

John O'Connell, 129 Indian Trail Lane, Indian Hills, IL stated that he worked to pass the bill into law. He stated that this is not a recreational product.

Mr. Isley asked about the delivery methods of the product. Mr. O'Connell stated that the law requires the product to be transported by way of special transportation services, such as Brinks.

Mr. Arnette Heintze, of Hillard Heintze, 30 South Wacker Drive, Chicago Illinois stated that his security firm is a nationally recognized leader in law enforcement and security. He stated that he has nearly three decades of experience working at the highest levels of federal, state and local law enforcement. Mr. Heintze stated that he was part of the Presidential Protective Division, where he served more than four years on the permanent detail protecting President and Mrs. Bush and President and Mrs. Clinton. He retired as the as the Special Agent in Charge of the Secret Service's Chicago field office. His firm currently participates in the Homeland Security Think Tank. He stated that he is available for any questions that the Board may have.

Ms. Kristy Hansen, 3632 Ezra, asked if the consideration for this facility is being made to sell medical marijuana to Cancer Treatment Centers of America in Zion. Mr. O'Connell stated that medical cannabis cannot be delivered to an institution. It can only be delivered to dispensaries. Director Knabel added that Cancer Treatment Centers of America in Zion is not licensed as a dispensary.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the Special Use Permit.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

III. Old Business

There was none.

IV. New Business

There was none.

V. Public Participation

There was none.

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to adjourn the meeting at 7:37pm.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned.

Minutes recorded by: _____

Approved on: _____